Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd , Suite 126
Nash[illegible]

Karen Johnson Davidson County
Batch # 1265301 DEEDWARR
04/28/2025 11 06 23 AM 2 pgs
Fees $13 00 Taxes $1,665 00
20250428-0032404

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000 00

Affiant

Subscribed and sworn to before me, this 25 day of April, 2025

Notary Public

My commission expires _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
Noah F. Williams and Abigail J. Williams	**New Owner**	**182-15-0B-048.00CO**
2468 Prairie Hill Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brady Davis Killion, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Noah F. Williams and Abigail J. Williams, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No 48 on the Plan of Final Plat, Clover Glen, Phase 1A of record in Instrument No 20180618-0058128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being all of the property conveyed to Brady Davis Killion, an unmarried man, by deed from Meritage Homes of Tennessee Inc , an Arizona corporation, of record in Instrument No 20200304-0023668, dated February 28, 2020, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

a The current year's property taxes have been prorated and paid or are assumed by the Grantee Subsequent taxes are assumed by the Grantees
b This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No 20180618-0058128, Register's Office for Davidson, Tennessee
c Restrictive covenants contained in an instrument of record in Instrument No 20180608-0055284, amended in Instrument No 20190213-0013583 and Instrument No 20230313-0018000, Register's Office for Davidson County, Tennessee
d. Deed of common areas to Homeowners Association of record in Instrument No 20180716-0068960, in the Register's Office for Davidson County, Tennessee
e Restriction for Storm Water Facilities and Systems of record in Instrument No 20180430-0040397, in the Register's Office for Davidson County, Tennessee
f Subject to rights of others in and to common areas/elements
g Subject to lien for special assessment contained in DCCR's/Master Deed
h. Subject to HOA dues- if any
i All other easements and restrictions of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as 2468 Prairie Hill Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this _____ day of April, 2025

Brady Davis Killion

*Erin Killion, spouse of Brady Davis Killion, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property

Erin Killion

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Brady Davis Killion and Erin Killion,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of April, 2025

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp 06/14/25
COUNTY OF WILLIAMSON

File #: 25-147
RECORD & RETURN TO.
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027